

RESTRICTIVE COVENANTS FOR PHILLIPS PLACE SUBDIVISION

THESE COVENANTS ARE TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND ON ALL PERSONS CLAIMING UNDER THEM UNTIL JANUARY 1, 1993, AT WHICH TIME SAID COVENANTS SHALL EXTEND FOR SUCCESSIVE PERIODS OF TEN YEARS, UNLESS BY A VOTE OF THE MAJORITY OF THE THEN OWNERS OF THE LOTS IT IS AGREED TO CHANGE THE SAID COVENANTS, IN WHOLE OR IN PART. IF THE PARTIES HERETO, OR ANY OF THEM, OR THEIR HEIRS OR ASSIGNS, SHALL VIOLATE OR ATTEMPT TO VIOLATE ANY OR THE COVENANTS HEREIN, IT SHALL BE LAWFULL FOR ANY OTHER PERSON OR PERSONS OWNING ANY REAL PROPERTY SITUATED IN THIS SUBDIVISION TO PROSECUTE ANY PROCEEDINGS AT LAW OR IN EQUITY AGAINST THE PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY SUCH COVENANTS, AND EITHER PREVENT HIM OR THEM FROM RECOVERING DAMAGES OR OTHER DUES FOR SUCH VIOLATIONS. INVALIDATION OF ANY OF THESE COVENANTS BY JUDGMENT OR COURT ORDER SHALL IN NO WISE EFFECT ANY OF THE OTHER COVENANTS, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.

1. All lots in this subdivision shall be for residential use only and no lots shall be resubdivided into smaller lots.
2. No structure shall be erected, altered, placed, or permitted to remain on any lot other than a single family dwelling unless approved by the developer or the Architectural Control Committee.
3. No fence, either temporary or permanent, shall be placed on any lot which will be closer to the street than the front minimum building line. No electric fences or barbed wire fences will be permitted in the subdivision.
4. No trailers, basements, tents, shacks, garages, barns, or any outbuildings erected in the subdivision shall at any time be used as a residence, either temporarily or permanently. No noxious or offensive trade or activity shall be carried on upon any lot, not shall anything be done thereon which may be an annoyance or nuisance to the neighborhood. No cars or trucks will be allowed to remain in the subdivision area with out the proper city stickers and DeSoto County license tags.
5. No signs shall be permitted in the subdivision larger than five square feet in area.
6. The total minimum heated area of any residence in the subdivision, exclusive of open porches, or carports, shall be 1700 square feet. This shall apply to one and two story dwellings in the subdivision.
7. All construction on the lots in the subdivision must be approved by the developer or an Architectual Control Committee which will be set up at such time as the developer decides to. Approval for the construction must be obtained from the developer or Architectural Control Committee before any construction can begin.
8. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot except that dogs, cats, and other pets may be kept, provided that they are not kept, bred, or maintained for commercial purpose. A proper pen, and or shelter shall be provided for such animals and these animals will not be allowed to run " loose" in the subdivision.
9. All buildings in the subdivision shall be required to meet the minimum building code of the City of Olive Branch. All construction shall be required to be completed within 12 months from the date of the beginning of the construction.

OWNERS CERTIFICATE
We, PHILLIPS & CO. INC. By H. GENE PHILLIPS, PRES. owners of the subdivision hereon, hereby adopt this as my plan of subdivision and dedicate the right of way for Goodman Road as shown on the plat to the public use forever and to the City of Olive Branch and reserve the utility easements for the public utilities. We certify that we are the owners of the property and that no taxes have become due and payable. This the 22nd day of September, 1986.

STATE OF MISSISSIPPI COUNTY OF DESOTO
This day personally appeared before me the undersigned authority in and for said County and State, H. Gene Phillips, Pres. who acknowledged that they signed and delivered the foregoing plat for the purpose therein mentioned. Given under my hand and official seal of office this the 22 day of September, 1986.
My commission expires: 10/19/88

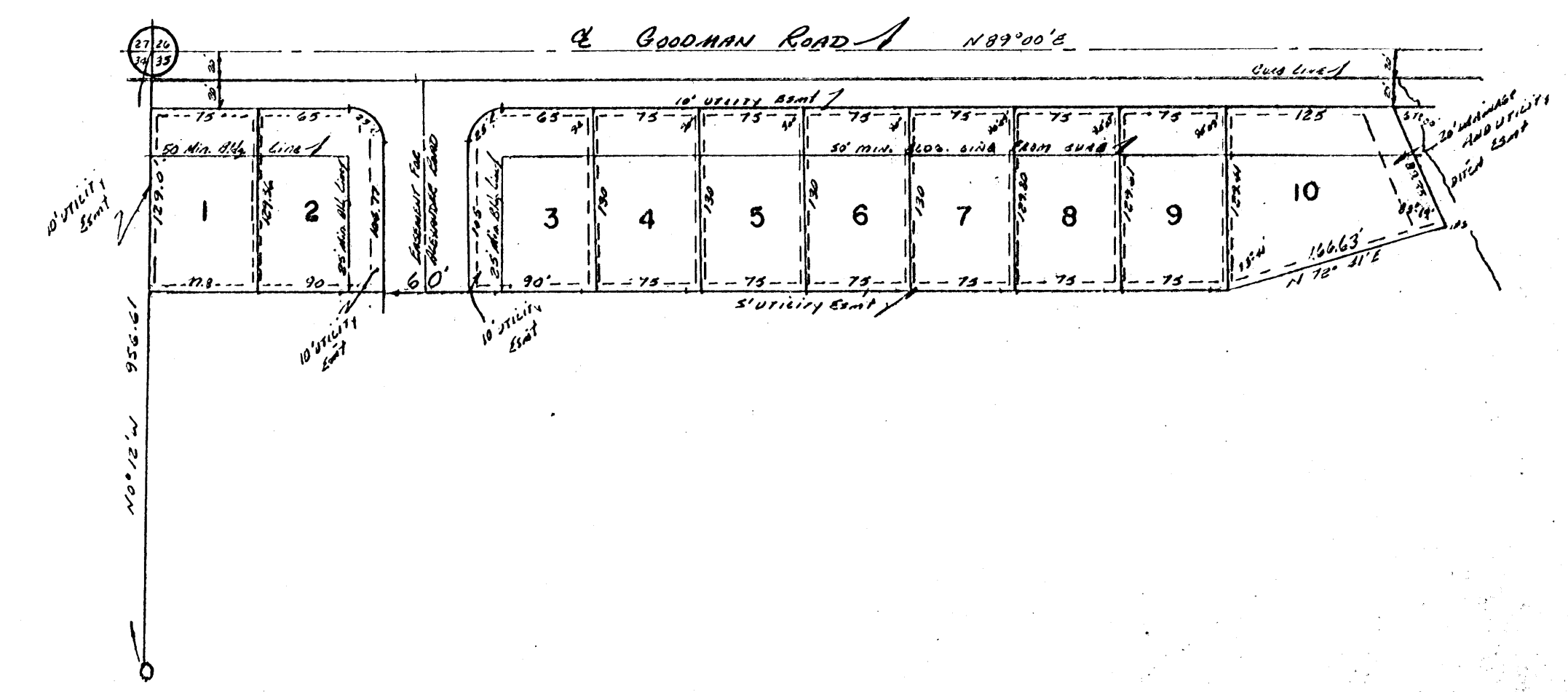
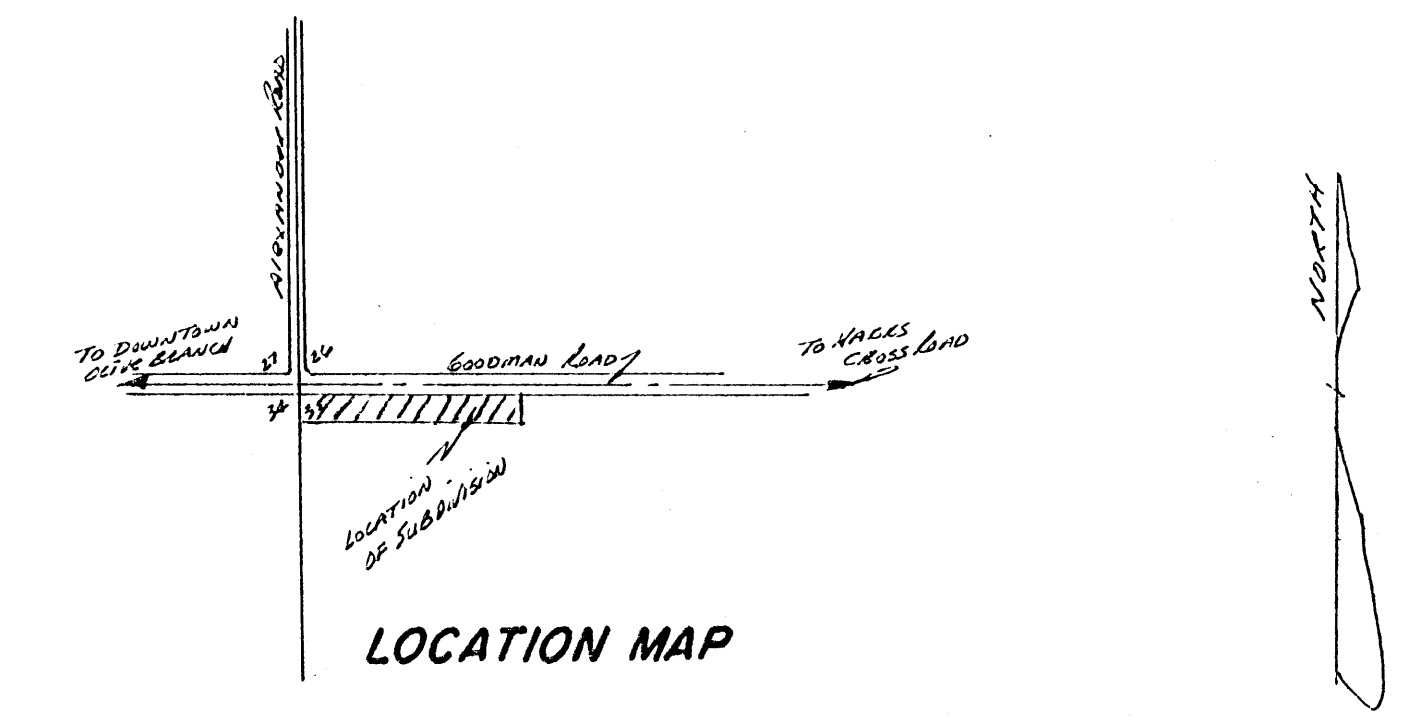
CERTIFICATE OF SURVEY
This is to certify that I have surveyed the property within the subdivision and that this plat shows that survey.
Joseph F. J. Lauderdale L.S.

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF OLIVE BRANCH ON THE 22nd day of May, 1986.

APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OLIVE BRANCH ON THE 3rd day of June, 1986.

STATE OF MISSISSIPPI COUNTY OF DESOTO
I hereby certify that the subdivision plat shown hereon was filed for record in my office at 3:30 P.M. on the 22 day of Sept, 1986, and was immediately entered upon the proper index and duly recorded in plat book 26 on page 33.

STATE OF MISSISSIPPI CITY OF OLIVE BRANCH
I hereby certify that the subdivision plat shown hereon was filed for record in my office at 8 o'clock A.M. on the 22 day of Sept, 1986, and was immediately entered upon the proper index and duly recorded in plat book 26 on page 33.



SECTION "A"
PHILLIPS PLACE
SECTION 35, TOWNSHIP 1 SOUTH, RANGE 6 WEST
CITY OF OLIVE BRANCH, MISS.
DESOTO COUNTY
ZONED R-2
SCALE: 1"=100'
APRIL 1986
MISS. NO. 2214
J. F. LAUDERDALE
L. S.